

## FALLBROOK COMMUNITY PLANNING GROUP

And

## FALLBROOK DESIGN REVIEW BOARD

Regular Meeting

Monday 16 August 2010, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

### AGENDA

1. Open Forum. Opportunity for members of the public to speak to the Planning Group on any subject matter within the Groups jurisdiction but not on today's agenda. Three minute limitation. Non-discussion & Non-voting item.
2. Approval of the minutes for the meetings of 19 July 2010. Voting item.
3. AD10-030 Request for an Administrative Permit to construct a 6 foot high solid block wall, with an entry gate, along the property line for privacy on the 3.44 acres located at 1350 Santa Margarita Drive. Owner and contact person, Michael & Sarah Davis 760-728-0050. County planner Amber Griffith, (858) 694-2423, [Amber.Griffith@sdcounty.ca.gov](mailto:Amber.Griffith@sdcounty.ca.gov). Continued at the 19 July FCPG meeting. **Land Use Committee**. Community input. Voting item. (6/9)
4. The San Diego County Department of Parks and Recreation, in a letter dated 1 July 2010, has asked the Fallbrook Community Planning group to provide recommendations on two subjects, 1) Adopt a priority list of Park Land Dedication Ordinance eligible projects for 2010-11 for Fallbrook, and 2) Identify recreational program needs and priorities for the community. **Parks and Recreation Committee**. Community input. Voting item. (7/1)
5. AD01-033 Request for an Administrative permit to obtain permission for signs on the roof of the commercial properties located at 1205, 1207, 1215, 1219, 1227, & 1229 S. Mission Road, APN 104-342-06. Owner Charles & Phyllis Kopp 858-481-7175. Architect: David Allee, 760-723-8641. County planner Don Kraft 858-694-3856, [DonKraft@sdcounty.ca.gov](mailto:DonKraft@sdcounty.ca.gov). **Design Review Committee**. Community input. Voting item. (7/13)
6. AD07-066M1W1/VAR10-009 request for an Administrative Permit Modification and Variance for oversized garages on the 2.53 acres located at 1340 Via Vista. APN 107-290-26. The Modification would allow a reduction in the square footage of previously approved garages, allow the placement of a gate entry structure within 10 feet of the edge of road easement for Via Vista and correct the plot plan to indicate the garages as such (the structures were labeled as barns on the previous approved plot plan). One of the garages was originally constructed (under permit) as a barn within the interior side yard setback. The Variance would correct the administrative record to allow the existing garage to encroach into the side yard setback area. All structures have been built; the original Administrative Permit rectified a zoning violation for unpermitted construction consisting of an addition to the permitted barn and a new garage. Owner John Wilson 760-451-2181. Applicant and contact person Marty Diaz 760-728-1204 County planner Amber Griffith 858-694-2423, [Amber/Griffith@sdcounty.com](mailto:Amber/Griffith@sdcounty.com). **Land Use Committee**. Community input. Voting item. (7/16)
7. TPM 21180. Request to subdivide the 16.52 acres located at 1402 Via Monserate into four lots plus a remainder. The existing dwelling unit on the Remainder lot to remain. The existing dwelling unit on lot 4 to be removed. Owner: Top of the Hill Properties, LLC 760-734-1113 X105. Applicant: William Mahoney 760-734-1113 X105. Contact person Ron Ashman 760-734-1113 X105. County planner Terence Power 858-694-3754. [Terence.Power@sdcounty.ca.gov](mailto:Terence.Power@sdcounty.ca.gov). **Land Use Committee**. Community input. Voting item. (7/19)

8. Request for a change to the Fallbrook Town Center Pedestrian Plan to the sidewalks in front of the Fallbrook School of the Arts on east Alvarado Street, between the Sheriff's facility and Ray's InstaTune. The Board of Directors of the Fallbrook Arts, Inc., the property owner, would like to propose a different way to deal with the pedestrian traffic that ties into their new Conceptual Master Plan for the Fallbrook School of the Arts facility. Their concept is to develop a "path" on their property, connecting to both sidewalks. The path on their property would be developed as an art walk that would save parking spaces and would move pedestrian traffic away from cars parking. Contact person Marlene Rantanen, president Fallbrook Arts, Inc. [mrantanen@earthlink.net](mailto:mrantanen@earthlink.net), 619-823-8662. Community input. **Circulation and Parks and Recreation Committees.** Community input. Voting item. (7/23)
9. Request from Leigh & Jodie French, 3360 Gigi Court, 760-723-5781, [jodie.french@att.net](mailto:jodie.french@att.net), to vacate an unbuilt equestrian trail easement that exists in the middle of their back yard. It was intended to be located at the bottom of the hill next to Gird Road. When the development was built a few errors were made with the easements and they were never fixed. The real trail is currently being built adjacent to Gird Road. They would like to start the process of vacating the easement from the middle of their back yard so that they can start to landscape it. If the Fallbrook planning group approves the request the French's will apply with the county to vacate the easement. County planner Maryann Vancio. **Parks & Recreation committee.** Community input. Voting item. (7/23)
10. TM5502RPL3 Request to subdivide the 32.38 acres located at the north end of Shady Lane (primary access is from De Luz Road) into 14 lots for 14 dwelling units. Owner and applicant Charles Baldwin 650-714-7290. Contact person Hadley Johnson 728-1134. Approved at the 17 July 2006 FCPG meeting. Since then the project has been redesigned to cluster the development in the southwest corner of the site in order to avoid sensitive biological resources. Lots 2 through 10 and 13 are now a minimum of 1 acre and the remaining lots are a minimum of 2 acres. Also, the project now proposes approximately 12.5 acres of on-site open space. County planner Mark Slovick, [mark.slovick@sdcounty.ca.gov](mailto:mark.slovick@sdcounty.ca.gov). **Land Use Committee.** Community input. Voting item (7/26)
11. Request for an Administrative permit to obtain permission for signs on commercial property located at 1069 1/2 Main Ave. APN 104-341-32. Owner Lai May Lu. Architect: Jeannie Chau, 760-744-2927. County planner Don Kraft 858-694-3856, [DonKraft@sdcounty.ca.gov](mailto:DonKraft@sdcounty.ca.gov). **Design Review Committee.** Community input. Voting item. (8/02)

**NOTE:** The Planning Group occasionally has openings on its **Land Use** (Jack Wood 731-3193), **Circulation** (Anne Burdick 728-7828), **Parks & Recreation** (Jackie Heyneman 728-5395), **Public Facilities** (John Crouch 723-5225), **Design Review** (Eileen Delaney 518-8888), and **Liberty Quarry** (Tom Harrington 728-3557) committees for non-elected citizens. Interested persons please contact the Chair. This is a preliminary agenda. If any changes are made, a final agenda will be posted at the North County Fire District, 315 E. Ivy Street, Fallbrook, at least 72 hours prior to the meeting.

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